

**35 Balgowlah Avenue, Keysborough, Vic 3173**

**House For Sale**

Saturday, 9 December 2023



35 Balgowlah Avenue, Keysborough, Vic 3173

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 536 m2**

**Type: House**



Coco Ma



Selina Shi

0429465538

**\$700,000 - \$770,000**

Occupying a generous 536sqm block (approx.) in a quiet pocket of Keysborough, this traditional brick property benefits from prime convenience and excellent walkability, offering the potential to transform the existing residence, build a dream family home or subdivide to maximise profit (STCA). Behind the classic façade, sizeable frontage, and large decorative porch, the home opens to reveal a palette of creamy neutral tones against timber accents and original hardwood flooring, presenting a comfortable air-conditioned living room that flows to a tiled dining zone. Nearby, the vintage timber kitchen is fully equipped for the keen chef with ample storage and gas cooking, while the covered entertainers' pergola gazes out to the sizeable backyard. Completing the functional layout, the three bedrooms are zoned together for peace and privacy, sharing access to the updated family bathroom and two WCs. Meanwhile, finishing touches include a double garage, tandem carport, and long driveway, as well as ducted heating, security screen doors, built-in/walk-in robes, and blinds/curtains throughout. Promising convenience that's hard to beat, this versatile home is within a short walk of Parkmore Shopping Centre and Frederick Wachter Reserve, plus close to zoned schools including Chandler Park Primary and Keysborough Secondary College. It's also just moments from prestigious private schools such as Haileybury, Yarraman Station, and the Eastlink for easy commuting. Offering a world of potential in a sought-after location, this is a fantastic find for savvy buyers. Contact us today for a priority inspection.

**Property Specifications-** Three bedrooms, comfortable living room, versatile dining area- Timber kitchen with oven/gas cooktop and breakfast bench- Updated family bathroom with two WCs, laundry with outside access- Ducted heating, split-system air conditioning, hardwood flooring- Covered pergola, generous garden, double garage and tandem carport- Walk to shops, schools, and parks, close to trains and major roads

For more Real Estate in Keysborough, contact Coco Ma Real Estate TODAY! Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.